

City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday July 19, 2017 6:30 p.m.
City Hall (Third Floor), 31 South Madison Street

MINUTES

1. Call to Order, Chair Dan Stephans at 6:30 pm

2. Roll Call:

Members	Present	Absent	Others Present
Chair Dan Stephans	P		Community Development Dir. Jason Sergeant Applicants; Angela Filer, Greg Baum, Sharon George, Walter Shannon
Vice-chair Steve Culbertson	P		
Secretary Betsy Ahner	P		
Ald. Gene Lewis	P		
Matt Koser	P		
Cheryl Doerfer	P		
Steve Christens	P		

3. Motion to approve the agenda: Motion by Culbertson, Seconded by Koser. Approved Unanimously

4. Motion to waive the reading of the minutes from the June 21, 2017 meeting and approve them as printed by Koser, seconded by Doerfer. Approved unanimously.

5. Civility Reminder. Stephans noted the City's commitment to civil discourse.

6. Citizen appearances other than agenda items listed. None.

7. Applications

- a.** 39 W. Main Street – New addition to Eager Free Library (Application 2017-17). Applicant Greg Baum of FEH Design was present to explain design changes made at the request of the State Historical Society. 1) shrinking the entrance, 2) lowering the height of the new addition by about 2 ft., 3) changes to the lower level children's patio wrought iron fence and fence around the mechanical area. He also showed sketches of the addition which will be built of brick matching the 1995 addition. Plans include keeping the interior of the old building as original as possible and on the exterior replacing rotting fascia boards and cleaning the terra cotta frieze. Motion by Culbertson, seconded by Koser to approve the application and issue a Certificate of Appropriateness. Approved unanimously.
- b.** 348 S. First St – Replacement windows (Application 2017-18). Applicant Angela Filer explained the windows will be custom made to fit the existing openings and the interior and exterior trim will remain. Motion by Koser, seconded by Christens to approve the application. Approved unanimously.

- c. 341 W. Main Street – New Fence (Application 2017-19). Sharon George explained that a chain link fence was removed in 2016 and she would now like to erect a 4 ft. tall ornamental metal fence that will be similar to the next door neighbor’s fence. Motion by Culbertson, seconded by Koser to approve the application. Approved unanimously.
- d. 104 W. Main St. – New porch, replace roof, add signage and other repairs (Application 2017-20) Applicant Walter Shannon discussed the restoration of the John M. Evans Hall with a goal of using it for his law office. Motion by Koser, seconded by Doerfer to approve the application. Approved unanimously.

8. New Business

- a. 243 W. Main St. – Clarification and possible action regarding conditions of approval. Steve Culbertson recused himself and stepped down from his seat on the Commission. He asked for clarification on the trim on the windows in his new addition. He would like to make the top trim peaked to match the existing windows. Ahner recalled that at the previous meeting it was said “replicating details in a new addition tends to give a false history” of the building. Culbertson said he would like to make the windows peaked so they would shed water better. Motion by Koser, second by Christens to rescind the condition that the window trim be flat on top and issue a new certificate of appropriateness. Approved with Culbertson abstaining.

9. Old Business

- a. Continuation of discussion of protection of individual properties. Jason has been given a copy of what was recorded on a plaqued house in the 1990’s. He said it is not an onerous covenant and nothing in it is more restrictive than the current ordinance. It does provide a second layer of protection to the property. The current ordinance allows landmarking outside of a district and it may be good to have a conversation with the property owners about their cooperation with the Commission. (Koser left the meeting at this time.) Stephans stated that we could consider landmarking to protect homes outside of the district and we need clarification on the 4 houses that are currently outside of a historic district. Lewis pointed out that houses constructed in the 50’s and 60’s are now reaching historic status and an effort should be made to reach out and educate those homeowners. Jason suggested there could be three levels of protection: 1) symbolic or honorary, 2) protection, 3) preservation, as in the historic districts. He will continue to research this topic and will contact Attorney Wilson’s office to ask if he has records of what may have been drafted. He will ask if there were deed restrictions and try to gain a better understanding of what the homeowners were required to do.
- b. Lake Leota Park – Misc. Projects (Placeholder.)
 - i. Scoreboard update – Nelson Young is not able to donate the time to do a drawing at this time but would donate wood when needed.
 - ii. Veterans Memorial Aquatic Center – a study is being done on the condition of the building. It is not a contributing building in the park. The State Historical Society has agreed to look at the building and the store and give comments on it.

- iii. Baker Building – the front door is being worked on. It needs to be sanded and varnished with spar varnish. The plantings also need to come out as they are too close to the building. There should be 2 ft. between the plantings and the building.
- c. Updates regarding 15, 17 and 19 E. Main Street – New Construction. The owner has decided not to move forward with reconstruction. The site will remain and they are having discussions on continuing demo. There are three concerns, 1) storm water, 2) is there historic value to what is left, 3) safety.

Due to impending bad weather and tornado warnings the meeting was adjourned at this time.

10. Motion to Adjourn at 7:50 pm. Motion by Culbertson, seconded by Stephans. Approved unanimously.

Next Meeting Dates: Wednesday 8/16/2017, and Wednesday 9/20/2017